

PROPERTY LOCATION

No	Alt No	Direction/Street/City
29		SHAWNEE RD, ARLINGTON

OWNERSHIP

Owner 1:	COBEAN JOHN F JR & JUDITH A			
Owner 2:				
Owner 3:				
Street 1:	29 SHAWNEE RD			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry:		Own Occ: Y
Postal:	02476		Type:	

PREVIOUS OWNER

Owner 1:	COBEAN JOHN F JR & JUDITH A -		
Owner 2:	-		
Street 1:	29 SHAWNEE RD		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	
Postal:	02476		

NARRATIVE DESCRIPTION

This parcel contains 4,403 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1932, having primarily Wood Shingle Exterior and 1939 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bd rms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%
101	One Family		4403		Sq. Ft.	Site		0	80.	1.25	9								

Total AC/HA:	0.10108	Total SF/SM:	4403	Parcel LUC:	101	One Family	Prime NB Desc:	Brackett
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4403.000	361,700	1,000	441,700	804,400
Total Card	0.101	361,700	1,000	441,700	804,400
Total Parcel	0.101	361,700	1,000	441,700	804,400
Source:	Market Adj Cost	Total Value per SQ unit /Card:	414.85	/Parcel:	414.8

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	361,800	1000	4,403.	441,700	804,500	804,500	Year End Roll	12/18/2019
2019	101	FV	273,700	1000	4,403.	414,100	688,800	688,800	Year End Roll	1/3/2019
2018	101	FV	273,700	0	4,403.	342,300	616,000	616,000	Year End Roll	12/20/2017
2017	101	FV	273,700	0	4,403.	314,700	588,400	588,400	Year End Roll	1/3/2017
2016	101	FV	273,700	0	4,403.	287,100	560,800	560,800	Year End	1/4/2016
2015	101	FV	259,000	0	4,403.	281,600	540,600	540,600	Year End Roll	12/11/2014
2014	101	FV	252,000	0	4,403.	261,700	513,700	513,700	Year End Roll	12/16/2013
2013	101	FV	252,000	0	4,403.	249,000	501,000	501,000		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BROWN FRANCIS	31413-202		5/17/2000		393,000	No	No		
	11411-120		10/6/1967			No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/3/2014	595	Add Bath	10,650					
1/17/2012	84	Redo Bat	7,580					
8/31/2011	1025	Redo Bat	8,000					

ACTIVITY INFORMATION

Date	Result	By	Name
3/28/2018	Inspected	BS	Barbara S
2/19/2018	MEAS&NOTICE	HS	Hanne S
6/24/2014	Info Fm Prmt	PC	PHIL C
5/7/2012	Info Fm Prmt	MM	Mary M
5/1/2012	Info Fm Prmt	BR	B Rossignol
2/4/2009	Meas/Inspect	372	PATRIOT
12/27/1999	Inspected	276	PATRIOT
11/23/1999	Mailer Sent		
11/5/1999	Measured	256	PATRIOT
Sign:	VERIFICATION OF VISIT NOT DATA		



USER DEFINED

Prior Id # 1:	86383
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

